

Public Facilities and Services Element

Introduction

The Public Facilities and Services Element is an optional element of the General Plan. It addresses the changing public facility and service needs of Fairfield and provides guidance for their logical and timely extension to keep pace with City growth. Public facilities and services include all those related to government, educational, recreational, health, safety, and cultural benefit, whether provided by public or private sources. Recreational and open space public facilities, such as parks, are addressed in the Open Space and Conservation Element. Public facilities related to transportation and circulation are addressed in the Circulation Element.

Goal

The goal of the Public Facilities and Services Element is:

To provide superior levels of public facilities and services, based upon timely planning and adequate funding.

Objectives, Policies, and Programs

Objective PF 1

Provide superior levels of facilities and services prior to or concurrent with planned development. (See Objective LU 4)

Policy PF 1.1

New development shall be phased according to the capacity of public facilities and services to serve new development. (See Policy LU 4.2)

Policy PF 1.2

Encourage the concurrent (as opposed to piecemeal) annexation of adjacent unincorporated properties in order to facilitate the formation of assessment districts, Mello-Roos districts, and other financial mechanisms which will provide public facilities in an efficient and effective manner.

Objective PF 2

New development shall pay such fees and taxes as necessary to meet all identified costs associated with that development. (See Policy ED 7.4)

Policy PF 2.1

New development shall be responsible for the public costs attached to each development project, which include, but are not limited to, the acquisition of permanent open space, the provision of adequate school facilities, and the provision of streets, street lighting, sidewalks, landscaping, storm drains, and other infrastructure needs.

Policy PF 2.2

New development shall be responsible for paying a financial contribution to mitigate the effect of the development on the provision of such public services as police and fire protection, public education, water, and sewer.

Policy PF 2.3

Construction permits shall not be granted until the developer provides for the installation and/or financing of needed public facilities.

Objective PF 3

Maintain existing public facilities and services.

Policy PF 3.1

Upgrade facilities and services that experience deterioration or obsolescence.

Program PF 3.1 A

Include in the Capital Improvements Program the upgrading of existing facilities that have experienced deterioration or obsolescence.

Objective PF 4

Provide an adequate supply of quality water to support the General Plan level of development.

Policy PF 4.1

The City shall condition approval of new development projects on the availability of adequate water supply and infrastructure to serve the new development.

Policy PF 4.2

The City shall work with other urban water agencies to secure additional water supplies for new development so that the local affordable agricultural water supply is not reduced.

Policy PF 4.3

The City shall acquire water supplies to serve all foreseeable needs in the General Plan with a minimum 90 percent reliability (e.g. water supplies may be deficient in no more than 10 percent of the years).

Program PF 4.3 A

The City shall implement contingency plans for deficient years, including use of "banked" water, acquisition of short-term water supplies from other agencies, implementation of temporary "drought-response" conservation programs, and reducing consumption by interruptible users.

Program PF 4.3 B

Develop and implement a water allocation plan that specifies the water supplies for the various future uses, including residential, commercial, industrial, and recreational and which reserves some water allocation to accommodate employers who may desire to locate in Fairfield. New development shall be conditioned on consistency with the water allocation for the type of land use proposed.

Policy PF 4.4

The City shall extend water service to new areas in accordance with the capital phasing of the City's Water Service Master Plan.

Program PF 4.4 A

Update the Water Service Master Plan to include all new growth areas identified in the Land Use Element.

Policy PF 4.5

The City should attempt to obtain a minimum 5 day supply of more localized raw water storage than the Solano Project at Lake Berryessa (nearly 30 miles away) in order to provide additional water supply reliability.

Policy PF 4.6

The City should encourage development of a nonpotable water system to serve large irrigation and industrial process users in order to extend potable water supplies and reduce maximum day demands on the potable system.

Policy PF 4.7

The City shall encourage and actively promote long-term water conservation according to the water management programs established in the City's Urban Water Management Plan.

Program PF 4.7 A

Continue to update the Urban Water Management Plan as mandated by the State of California. Potential programs to be added as part of the updates include: residential water audits, an ultra low-flow toilet ordinance, plumbing retrofit program, landscape audits, and commercial and industrial water audits.

Policy PF 4.8

New development shall include water conservation features and drought resistant landscaping. (See Policy OS 8.5)

Objective PF 5

Provide adequate water infrastructure.

Policy PF 5.1

Treatment facilities shall meet or exceed current standards set by federal, state, or local regulatory agencies.

Policy PF 5.2

Treatment capacity should be maintained at 1 maximum day of demand plus 20 percent.

Policy PF 5.3

The City should have a goal to maintain a treated water storage capacity of 2 maximum days of demand.

Policy PF 5.4

Treated water storage reservoirs should be distributed throughout the service area to optimize system reliability during emergencies.

Policy PF 5.5

Treated water piping systems should be interconnected ("looped") wherever economically feasible to facilitate the reliable delivery of water anywhere in the City.

Policy PF 5.6

Pipes should be sized to provide minimum operating pressure of 45 pounds per square inch (psi) under normal conditions and 20 psi under emergency conditions (e.g. fires). (See Program HS 4.5 A)

Objective PF 6

Ensure provision of superior wastewater collection and treatment facilities to support the existing and future development at General Plan buildout.

Policy PF 6.1

Continue to provide sewer services and operate major public facilities through the Fairfield-Suisun Sewer District (FSSD).

Program PF 6.1 A

Cooperate with the FSSD in a revision and update of the Fairfield-Suisun Sewer District's Capital Improvement Program to provide the required facilities to support the adopted General Plan land uses. The Capacity Study update should include: proposed capital improvement sewer facilities and estimated costs for trunk main system, pump stations, and wastewater treatment plant expansion, and a phasing schedule for all improvements. The Capacity Study should be coordinated with input from affected agencies and large wastewater producers.

Policy PF 6.2

Support the Fairfield-Suisun Sewer District's efforts to continue to provide sewer system maintenance for all trunk lines (12" diameter and larger), pump stations and treatment plant facilities. The City of Fairfield will provide maintenance for all sewer trunk lines less than 12" in diameter.

Policy PF 6.3

Closely coordinate with the FSSD regarding new development projections to allow FSSD to continue to construct sewerage capital improvements in a planned and orderly manner consistent with the levels of General Plan growth and recommendations in the updated "Sewer System Capacity Study."

Policy PF 6.4

Support the Fairfield-Suisun Sewer District's coordination with Travis Air Force Base and Anheuser Busch brewery on the sewage generation requirements during the General Plan buildout.

Policy PF 6.5

Require new development to be responsible for construction of all sanitary sewer lines serving such development (including oversizing of sewers if requested by Fairfield-Suisun Sewer District or the City; the costs of oversizing shall be borne by the beneficiary of the oversizing).

Policy PF 6.6

Continue to support the Fairfield-Suisun Sewer District Act which requires annexation in order to receive Fairfield-Suisun Sewer District sewer service.

Objective PF 7

Reduce wastewater discharge flows through water conservation efforts and wastewater reclamation.

Policy PF 7.1

Promote water conservation. (See Policy PF 4.8)

Program PF 7.1 A

The City shall implement its Water Conservation Plan, and coordinate the program with Fairfield-Suisun Sewer District, Suisun City, and other agencies as appropriate. (See Program PF 4.8 A)

Policy PF 7.2

The City shall promote the use of reclaimed water with priority to recreational, industrial and agriculture users and irrigation for landscaping along roadways.

Objective PF 8

Provide a flood control and drainage system that serves the General Plan level of development in a planned and orderly manner, minimizes flood-related hazards, and protects natural resources. (See Objective HS 3)

Policy PF 8.1

The City shall condition approval of development projects on the provision of adequate storm drainage improvements. (See Policy HS 3.2)

Policy PF 8.2

The City shall extend storm drains to new areas in accordance with the phasing of a storm drainage master plan.

Program PF 8.2 A

Prepare Master Storm Drainage Plans to support General Plan and areawide plan land uses, including proposed drainage facilities and estimated costs, for the following watersheds: (1) McCoy Creek upstream of the Bureau of Reclamation Retention Basin, (2) Union Creek north of Travis Air Force Base, (3) Dan Wilson Creek, Suisun Creek and Green Valley Creek, and (4) unnamed creeks east of Union Creek.

Policy PF 8.3

Complete flood control and storm drainage improvement projects on the Capital Improvements list to permit timely development under the General Plan and to remove identified flood hazards.

Policy PF 8.4

Improve long-term drainage management in the watersheds affecting the City of Fairfield by establishing cooperative relationships with other agencies or jurisdictions for the purpose of planning and coordinating drainage programs and policies on a regional basis. (See Policy HS 3.1)

Program PF 8.4 A

Cooperate with the Fairfield-Suisun Sewer District implement and annually update the Urban Stormwater Runoff Management Program to control stormwater pollution of Suisun Marsh and San Francisco Bay.

Policy PF 8.5

Detention basins should be considered for multiple use (recreation, parking, etc.) particularly larger basins, providing the basic detention function is not lost or impaired, and maintenance and liability issues are satisfactorily resolved.

Objective PF 9

Maintain flood control and drainage facilities to preserve their function and capacity.

Policy PF 9.1

Natural and manmade channels, detention basins, and other drainage facilities shall be maintained to ensure that their full use and carrying capacity is not impaired.

Policy PF 9.2

Continue to require new development to discharge storm runoff at volumes no greater than the capacity of any portion of the existing downstream system by utilizing detention or retention or other approved methods, unless the project is providing drainage pursuant to an adopted drainage plan.

Program PF 9.2 A

Consolidate policies, programs, and standards for flood control and storm drainage in a Storm Drainage ordinance.

Policy PF 9.3

All drainage improvements shall comply with the City of Fairfield Standard Specifications and Details, Engineering Design Standards (Section 4 - Storm Drainage).

Policy PF 9.4

Utilize a variety of means for floodplain management, including structural improvements, land use and zoning controls, erosion control techniques, set backs, levees, floodways, detention and retention of storm runoff, and other measures as circumstances dictate. Priority will be given to those measures which provide results in a cost-effective way while complying with the Goals of this General Plan, the Federal Emergency Management Agency (FEMA) requirements, and aesthetic, environmental, and recreational considerations.

Program PF 9.4 A

Cooperate with FEMA to revise and update Flood Insurance Maps as drainage improvements occur. (See Policy HS 3.4)

Objective PF 10

Promote adequate health care facilities.

Policy PF 10.1

Protect the viability of existing health care facilities by preventing the encroachment of incompatible land uses and structures such as noise-sensitive uses and structures that obstruct emergency helicopter flight paths.

Policy PF 10.2

The City shall ensure that the Zoning Ordinance provides for adequate lands for a variety of health care facilities.

Policy PF 10.3

The City should encourage additional health care capacity as needed by the increasing population in the Fairfield area.

Policy PF 10.4

The Fire Department shall exercise its licensing authority in a manner that ensures that there are no unnecessary barriers to the timely response of health care providers to medical emergencies.

Objective PF 11

Provide timely, functional, safe, and attractive public buildings in order to provide high levels of public service.

Policy PF 11.1

Maintain the Fairfield Civic Center as the City government center.

Program PF 11.1 A

Proceed with implementation of the Fairfield Civic Center Master Plan.

Policy PF 11.2

Continue to promote the use of the Fairfield Civic Center for various educational, cultural, and civic programs by the Fairfield community.

Policy PF 11.3

Community centers, including cultural facilities, should be located on highly visible and easily accessible locations.

Policy PF 11.4

The clustering of public and quasi-public uses such as schools, parks, libraries, child care facilities, and community activity centers is encouraged.

Policy PF 11.5

Support the Fairfield Center for the Creative Arts in providing a diversity of performing and visual arts programs.

Policy PF 11.6

Promote the use of local public schools by school and community creative arts groups.

Objective PF 12

Provide adequate public utilities.

Policy PF 12.1

The City shall designate adequate, appropriately located land for utility uses.

Policy PF 12.2

The City shall continue to circulate development proposals to local utility providers, including Pacific Gas and Electric, Pacific Bell, and local cable television providers, for their review and comment and to ensure that they can and will provide service to development.

Policy PF 12.3

The City shall continue to work with local utility providers to allow them adequate time to prepare plans for servicing new planned growth.

Objective PF 13

Support adequate solid waste disposal capacity.

Policy PF 13.1

Reduce the amount of waste disposed of at the landfill by reducing 25 percent of the solid waste stream by the year 1995 and 50 percent by the year 2000 as mandated by State law. (See Policy OS 8.6)

Program PF 13.1 A

Implement programs within the Source Reduction and Recycling Element (not a General Plan element) which promote source reduction, recycling, and composting as ways of reducing waste and increasing landfill capacity. (See Program OS 8.6 A)

Policy PF 13.2

Continue to participate as member of the County Local Task Force For Integrated Waste Management by providing input on county-wide waste management issues. (See Objective LU 5, Policy LU 5.1)

Objective PF 14

Generate and develop an environmentally responsible hazardous waste management system. (See Objective HS 7)

Policy PF 14.1

Reduce the amount of household hazardous waste improperly disposed of by City residents by providing a convenient means of disposing of these materials.

Program PF 14.1 A

Implement the programs within the Household Hazardous Waste Element (not a General Plan element) which promote source reduction, recycling, and reuse of household hazardous waste materials as well as the proper handling and disposal of these materials.

Objective PF 15

Ensure adequate fire protection. (See Objective HS 4)

Policy PF 15.1

Provide enough staffing and fire stations to ensure that at least 80 percent of the residential dwelling units in any response area are located within five minutes maximum travel time of a station. Where the number of dwelling units within five minutes travel time of any response area falls below 80 percent, the City shall take the appropriate steps (e.g., construct a new fire station) to ensure that the above standard is maintained. In addition, fire stations shall be located to ensure that all target hazards are within five minutes travel time from a fire station where feasible.

Program PF 15.1 A

Continue to maintain and monitor a run-time log and compile and publish statistics annually.

Policy PF 15.2

Require grouping of residential units to provide for more localized and effective fire protection measures such as consolidation of fuel buildup abatement, fire break maintenance, firefighting equipment access, and water service provision.

Objective PF 16

Insure adequate police protection.

Policy PF 16.1

Maintain an average emergency response time of under 5 minutes and an average non-emergency response time of under 20 minutes.

Program PF 16.1 A

Continue to maintain and monitor a response-time log and compile and publish statistics annually.

Objective PF 17

Assist in the adequate provision of County services.

Policy PF 17.1

Continue to collect fees from new development to fund its share of County-provided facilities and services (e.g. library, health, welfare, and justice system).

Objective PF 18

Balance development of existing open space with the acquisition of permanent open space in and around Fairfield in order to mitigate the effects of ongoing development depriving the community of existing open space.

Policy PF 18.1

All new residential development shall be required to annex to a Mello-Roos Community Facilities District or to otherwise financially contribute for the purpose of acquiring land or development rights to preserve open space buffers between Fairfield and its neighboring cities and to preserve open spaces as defined in the Open Space and Conservation Element. Developers shall be given the option of delaying development until sufficient open space is acquired to mitigate proposed residential development. (See Policy OS 5.2)

Objective PF 19

Provide adequate corporation yard space to service local public service and utility needs.

Policy PF 19.1

Explore the possible relocation of existing City, County, and various utility corporation yards to a joint-use corporation yard.

Objective PF 20

Strive for the provision of adequate schools, superior educational programs, and uncrowded classroom space. (See Policy ED 7.8)

Policy PF 20.1

Adopt mechanisms to ensure that the rate of growth and the rate of school construction are compatible. (See Program ED 7.8 A)

Program PF 20.1 A

Deleted

Policy PF 20.2

Deleted

Policy PF 20.3

Cooperate with the Fairfield-Suisun Unified School District and the Travis Unified School District in the assessment and collection of school impact fees on new development.

Policy PF 20.4

Work with the City of Suisun City, the City of Vacaville, Solano County, the Fairfield-Suisun Unified School District, and the Travis Unified School District to devise a permanent means of financing school construction within the Districts to accommodate the residential, industrial, and commercial growth policies of the of the Cities and County. The permanent means of financing school construction must recognize that adequate school facilities are in the best interests of the public and private sectors and that only through the cooperation of all parties can a permanent solution be devised. The solution must address (a) its cost effectiveness; (b) the timeliness of funding; (c) its flexibility; (d) cash flow needs of the school district involved; and (e) political acceptability.

Objective PF 21

Ensure that schools are appropriately located within attendance areas.

Policy PF 21.1

Elementary schools should be planned as an integral part of neighborhoods, located away from major arterial streets and linked with recreational parks and community corridors serving residential neighborhoods, and situated so as to reduce or eliminate the need for pupil transportation.

Policy PF 21.2

Middle schools and high schools should be located with respect to the student populations which they will serve, with direct access provided from collector or major arterial streets.

Policy PF 21.3

Middle schools are generally considered compatible with most residential and park uses but are not generally considered compatible with retail commercial and general industrial uses.

Policy PF 21.4

High schools are generally considered compatible with most residential, park, service commercial, office, and light industrial uses, but are not generally considered compatible with retail commercial and general industrial uses.

Policy PF 21.5

Continuation high schools and technical schools shall be considered compatible uses in industrial parks in order to encourage vocational training and provide opportunities for gaining firsthand experience in technical skills.

Policy PF 21.6

Wherever possible, school sites should be integrated with recreation parks and community recreation corridors to maximize the benefits of recreation experience as part of the education process and to permit pedestrian and bicycle access with a minimum of interruption by the street system.

Objective PF 22

Promote school facilities that meet demand.

Policy PF 22.1

Notify the appropriate school district(s) affected by newly proposed developments as soon in the review process as possible to allow ample time for the assessment of impacts on school facility needs.

Policy PF 22.2

Work with the school districts in developing long-range land use plans to allow adequate time for the preparation of school facility plans for servicing new planned growth.

Policy PF 22.3

Encourage the school districts to explore means for maximizing the service potential of all existing and planned school facilities, including year-round enrollments and increased school capacities.

Policy PF 22.4

Use Exhibit PF-5 as a guide for locating new schools.

Program PF 22.4 A

Use the following procedure for review of potential school sites designated in Exhibit PF-5.

- 1. When the City receives either (a) the first complete development application for a site designated as a "potential" school site or (b) a preapplication concept plan of sufficient detail to clearly describe the proposal, the City shall send written notification and a copy of the concept plan or development application to the school district.*
- 2. Within 45 days of receipt of the development application or concept plan, the school district shall schedule a public hearing with the Governing Board. The purpose of the public hearing is to evaluate District site needs relating to the subject potential school site and to accept public testimony relating to this issue. The developer would be encouraged to participate in this hearing.*
- 3. A second hearing would be scheduled within 90 days of the public hearing, whereby, the District Governing Board would take one of the following actions:*
 - Option 1 - Determine that the site is no longer needed by the District or*
 - Option 2 - Determine that the site should be converted to a "planned" school site and initiate the acquisition process, as defined below.*
- 4. If the Governing Board selects Option 1 above, the District shall notify the City of such decision with the recommendation that the "potential" school site designation be deleted.*
- 5. If the Governing Board selects Option 2 above, the District shall have two years from the date of their decision to either acquire the site or enter into an agreement with the property owner to acquire the site.*
- 6. At the time either school district determines that a potential school site is not needed, the district shall notify the City that the potential school site should be eliminated from the General Plan - Public Facilities Element, Exhibit PF-5. The site may then be developed in accordance to the property's land use designation on the Land Use Diagram.*
- 7. Additional school sites, other than those identified in Exhibit PF-5, may be identified during the term of the General Plan. Consideration of these sites would be evaluated through the General Plan amendment process.*

Policy PF 22.5

The City shall continue to work with the school districts to designate additional potential sites for new school facilities as the future need for them becomes known.

Policy PF 22.6

Facilitate cooperative arrangements between the Fairfield-Suisun Unified School District, the Travis Unified School District, and/or the City to share facilities.

Objective PF 23

Promote post-secondary educational facilities and programs that meet the needs of existing and future residents of Fairfield.

Policy PF 23.1

Cooperate with Solano Community College, Solano County, and the cities within Solano County in the provision of adequate classroom space and facilities to serve the area.

Policy PF 23.2

Encourage shared use of facilities between Solano College, the City, the Fairfield-Suisun Unified School District, and the Travis Unified School District.

Policy PF 23.3

Work with adjacent communities to encourage a wide variety of vocational, technical, and post-secondary educational opportunities.

Supporting Text

Water

The City of Fairfield provides potable water to users within its corporate limits except for Travis Air Force Base, which gets its water from Vallejo and base-owned wells. The City provides nonpotable water to Rancho Solano golf course, and is just beginning a recycled water system (see below). All water the City presently delivers is surface water as opposed to groundwater. The City's primary water supply comes from the Solano Project and the State Water Project through contracts with the Solano County Water Agency. The City also has agreements with the Solano Irrigation District (SID) that provide the City with a specified amount of SID Solano Project water. SID serves irrigation water to some customers in Fairfield directly.

The City's water resources are shown on Exhibit PF-1. The Solano Project stores raw water in Lake Berryessa and delivers it to the City via Putah Creek and the Putah South Canal; the State Water Project stores raw water in Lake Oroville and delivers it via the Sacramento River, Barker Slough and the North Bay Aqueduct.

The City has various water service master plans that address the phasing of capital improvements needed to extend water service to new areas. The City also has an Urban Water Management Plan required by state law that addresses water conservation and resource management programs. Periodic updating of the Plan is mandated by law, at which time, new programs can be added. The City is further required to practice water conservation by virtue of its contracts for State Project and Solano Project water, and by its voluntary membership in the California Urban Water Conservation Council.

Even with good water conservation practices, the City will have to add water supplies as it grows. Projections indicate that 50,500 acre-feet per year (AF/year) of water will be needed to accommodate buildout of the General Plan, exceeding currently identified water supplies by 14,600 AF/year. Additional water sources are available and may include a water right permit under the state's watershed-of-origin law, additional State Water Project supplies, additional Solano Project supplies, and other water transfers. The City's water needs projections include assumptions about growth in demand from new water intensive users. The City has the flexibility to limit water intensive users as a means to address potential shortfalls in water supply.

Raw water is filtered and disinfected in one of two water treatment plants in the City; Waterman or North Bay Regional Water Treatment Plants. The Waterman Treatment Plant has a present 22.5 million gallon per day (mgd) treatment capacity, ultimately expandable to 45 mgd. The North Bay Regional Water Treatment Plant has a 40 mgd capacity (26.7 mgd for Fairfield and 13.3 mgd for Vacaville) with sufficient land available at the site for expansion to 90 mgd (60 mgd for Fairfield and

30 mgd for Vacaville). Together, the City's two treatment plants provide treatment capacity far in excess of that needed to serve the City at buildout.

The City's goal for total treated water storage capacity is approximately two maximum days of demand. The water system has nine storage reservoirs, providing over 55 million gallons of treated water capacity, distributed throughout the service area to optimize system reliability during emergencies. Storage reservoirs under development will meet the City's needs for the next 10 to 20 years. The City can expand existing reservoirs or add new reservoirs as needed so that treated water storage capacity does not represent a constraint to development under the General Plan. The City will, however, require additional water transmission pipelines to better distribute the water from the treatment plants.

Recycled Water

The City, in cooperation with the Fairfield-Suisun Sewer District, is now implementing a system of delivering recycled, highly treated wastewater within the City's water service area. Presently, the Sewer District uses some recycled water from irrigation at its wastewater treatment plant site and SID recycles water for turf irrigation while the remainder is discharged to the Suisun Marsh. The benefits of using recycled water and developing the necessary dual water systems will have many of the same benefits as conservation, i.e. effectively increasing the basic water supply, providing flexibility in the nonpotable water supply for irrigation and industrial use, and reducing costs for water treatment and storage expansions in proportion to the recycled water used. Dual water lines are being installed as part of some new developments. Water recycling also benefits the wastewater treatment operation by limiting unnecessary flows of treated wastewater into the Suisun Marsh. The City is planning to develop and use 3,000 acre-feet per year of recycled water at buildout.

Sewer

The Fairfield-Suisun Sewer District (FSSD) provides and operates the wastewater treatment plant, wastewater pump stations and force mains, and the trunk main collection facilities in the City of Fairfield.

The FSSD is in the midst of a planned 20 year program of facilities construction that will increase treatment plant, trunk main, and pump station capacities to correct existing system capacity deficiencies and accommodate future growth within the present General Plan limits of Fairfield and Suisun. The planned expansion program will increase the treatment plant capacity in multiple stages from the present 17.5 mgd Average Dry Weather Flow (ADWF) to ultimate capacity of about 25 mgd.

The City's largest single wastewater discharger is the Anheuser Busch Brewery. Travis Air Force Base wastewater is collected on-base by a system owned and maintained by the Air Force.

The sewer system is divided into four sewer basins, as shown on Exhibit PF-3. For two of the basins, the Cordelia and the Inlet Basins, the existing sewer facilities with extensions and minor updates are adequate to meet the General Plan buildout needs. The other two basins, the Suisun and Central Basins, will require pump station expansions and additional trunk sewer capacity to serve development in unincorporated areas east of Peabody Road.

The Fairfield-Suisun Sewer District (FSSD) operates a wastewater treatment plant located off Chadbourne Road in the City of Fairfield. The plant has undergone a series of expansions over the years to reach its current rating of 17.5 mgd ADWF. Plant expansions can result in an ultimate capacity of 30 mgd ADWF.

The preliminary analysis of the General Plan land uses indicates the projected capacity of the treatment plant is adequate to handle the projected sewage flows from the General Plan. If development exceeds the amount planned, further expansion of the sewage treatment plant will be necessary.

Storm Drainage

Storm drainage and flooding problems have historically had a strong influence on development patterns in the Fairfield area.

Flooding has usually been the result of overbank flow caused by limited channel capacity and restricted bridge or culvert crossings. In lowland areas, particularly the lower reaches of McCoy, Laurel, and Ledge wood Creeks, and in old Cordelia, flooding is aggravated by backwater from high tides in sloughs in Suisun Marsh. Another significant factor affecting flooding is the condition of the channels, particularly the amount of sediment buildup and rush and vegetation growth, which reduces channel size and carrying capacity. Debris which collects at crossings also reduces bridge and culvert carrying capacity.

A major improvement in flood protection for the Fairfield area has recently been accomplished with the 1990 completion of the Corps of Engineers Fairfield Vicinity Streams project improvements on Laurel, McCoy, and Union Avenue Creeks. These improvements will greatly reduce flooding in central Fairfield for all but the very largest storms. However, the flooding in Suisun Valley along the west side of Ledge wood Creek has not been removed, nor have any changes been made in the historic flooding conditions along Suisun Creek between Fairfield and Cordelia.

A new program to control pollutant levels in stormwater discharges has been mandated by EPA under Federal Law (40 CFR Parts 122, 123, and 124). It is being implemented by the California Regional Water Quality Control Board. The San

Francisco Regional Water Quality Control Board intends to require the City of Fairfield to implement a comprehensive control program. The initial application is proposed to be filed by May 18, 1992. Such a program would include operation and maintenance programs for new and existing public and private storm drain systems; ordinances or other means requiring the control of runoff from new development and significant redevelopment both during construction and after construction is completed; and education measures to inform the public, commercial entities, and industries on the proper use and disposal of materials and waste and correct practices of urban runoff control; and a number of other possible programs.

Health Care Facilities

Health care facilities in Fairfield include Fairfield Convalescent Hospital, Solano Park Psychiatric Hospital, the Kaiser Permanente Medical Offices, NorthBay Medical Center, and David Grant Medical Center USAF. NorthBay Medical Center is undergoing a long-term project to expand the hospital facilities in central Fairfield. The first phase, consisting of 121 beds, will be completed in 1993 (121 beds) and the second phase in 1995 (150 beds). The site has the potential to further expand to 200 beds to serve the area's projected hospital needs through the life of the General Plan.

Public Buildings

With the exception of park buildings, fire stations, and water treatment plants all City public buildings are contained in the Fairfield Civic Center complex which includes City Hall, the Senior Center, and the Community Center. All municipal government functions and services are provided from complex, which is centrally located close to the downtown. The Civic Center Master Plan has reserved adequate vacant land located in the complex and in the surrounding area to accommodate future civic facilities.

Community Facilities

The City operates the Fairfield Civic Arts Theater located downtown. Completed in 1990, the Theater hosts numerous local performing arts events, including ballet, opera, symphonic concerts, and plays.

A 72-acre site has been designated for a future Sports Park. The site is located south of the future Manuel Campos Parkway, between the future extensions of Clay Bank Road and Walters Road. The Sports Park is expected to attract regional softball tournaments and provide a number of sporting opportunities for Fairfield residents. Other recreational facilities are discussed in the Open Space, Conservation, and Recreation Element.

Integrated Waste Management

Solid waste management, including waste disposal and curbside recycling is handled by a local franchised hauler under contract with the City. Solid wastes are currently taken to Potrero Hills Landfill and recyclables processed at an interim facility in Fairfield.

All solid waste management in Solano County is governed by the County Integrated Waste Management Plan. However, the Integrated Waste Management Act of 1989 (AB 939) resulted in many changes to solid waste management in California. Among other things, it mandated that each City and County in the State develop a Source Reduction and Recycling Element (SRRE) for inclusion in the County Integrated Waste Management Plan. The SRRE, which is not a General Plan element, promotes source reduction (including reuse), recycling and composting, and transformation (combustion) as means of managing solid waste. The City's SRRE complies with the Integrated Waste Management Act of 1990's requirement that each local jurisdiction in the State divert from disposal 25 percent of its waste stream by 1995 and 50 percent by 2000 or risk substantial fines.

Fire Suppression

Fire suppression services are provided by the City's Fire Department from five fire stations located throughout the city. A new fire station is planned on the east side of North Texas Street, south of Dickson Hill Road. In addition, the station on Magellan Road will be replaced with a station on Pennsylvania Avenue in the Civic Center. The Union Avenue station will be converted into an administrative facility. Two new fire stations are planned in Cordelia, which would replace the existing temporary station. A total of six stations will be needed to accommodate buildout of the General Plan in order to maintain fire response times of under five minutes.

Law Enforcement

Police protection services are provided by the City's Police Department located in the Fairfield Civic Center. In order to maintain adequate police protection for the City's growing population, additional police staff, vehicles and equipment will have to be added to the force as needed. As a general rule, the ratio of sworn officers to population should be in the range of 1.13-1.20 per one thousand residents. Given the growth projections at General Plan buildout, the following is an approximation of required total staff and vehicles:

	<u>2000</u>	<u>2010</u>	<u>2020</u>
Police officers	107	128	150
Police support staff	63	76	89
Police vehicles	81	96	113

Note: information is based upon a projected population of approximately 130,000 at buildout.

There will be an additional need for police facilities. It is assumed that the main administration building will continue to be located at or near the Civic Center. By 2010 there will be a need for approximately 60,000 square feet of workspace to accommodate police needs. The current police administration building has approximately 40,000 square feet. Until a new administration building can be constructed, police would likely require one or more substations to accommodate the additional workspace requirements.

County Services

Fairfield serves as the Solano County seat. All county government functions are provided in buildings in an area known as the County Complex, just east of the Downtown. County services include: alcohol and drug services, animal shelter, assessment, the County justice system, environmental management, libraries, public health, tax collection, and police protection through the Sheriff's Department. One of the library branches, the Fairfield-Suisun Public Library, is located in the Civic Center.

Conservation Open Space

The Fairfield planning area contains numerous natural resources which are described in the Open Space and Conservation Element. The City has embarked on several planning studies to explore mechanisms for permanently maintaining open space in Green Valley, in the Fairfield-Vallejo-Benicia Triangle Area, and in the Fairfield/Vacaville Greenbelt. The City works cooperatively with the Solano County Farmlands and Open Space Foundation (an independent, non-profit, private corporation) to acquire permanent open space in and around the Fairfield.

Developers are required to join a Mello-Roos Community Facilities District or otherwise contribute financially for the purpose of acquiring permanent open space.

Development of existing open space can also be delayed until sufficient open space has been acquired.

Corporation Yards

There are three existing corporation yards: the City of Fairfield Corporation Yard located south of Texas Street, the Solano County Corporation Yard located on North Texas Street, and the CalTrans Corporation Yard on West Texas Street. The

corporation yards provide storage, machinery, service, and headquarter facilities for the various public works crews and equipment. The City has identified a site for a potential corporation yard south of Cordelia Road, west of Chadbourne Road for joint use by the City, County, and some local public utilities in order to consolidate those uses in a more appropriate area. If opened, the existing corporation yards will be relocated to the joint facility.

Educational Facilities

Fairfield is served by two school districts providing public elementary and secondary education. The Fairfield-Suisun Unified School District (FSUSD) serves the City of Suisun City, portions of Solano and Napa Counties and most of Fairfield. Travis Unified School District serves the area of Fairfield north and east of Air Base Parkway and Walters Road (including Travis Air Force Base). Travis Unified School District also serves portions of Solano County and southeast Vacaville.

Existing, planned and potential school sites are shown on Exhibit PF-5. In the Fairfield-Suisun Unified School District, there are fourteen public elementary schools, four middle schools, three comprehensive high schools, one continuation high school, one alternative high school, and one adult school located in the Fairfield General Plan area. In the Travis Unified School District, there are three elementary schools, one middle school, one high school, and one continuation high school in the Fairfield General Plan area.

Excellence in education requires elementary schools which have capacity to accommodate children in neighborhood schools and intermediate and high schools which are adequately sized to provide opportunities for excellence. Standards for new school facilities adopted by the school districts are as follows:

	<u>Grades</u>	<u>Approximate Capacity</u>	<u>Size</u>
Elementary Schools	K-6 ¹ /K-5 ² ,K-6 ² ,K-8 ²	800 ¹ */800 ²	7-10 acres
Middle Schools	6-8 ¹ /6-8 ² ,7-8 ²	850-1,000 ¹ /750-800 ²	15-20 acres
High Schools	9-12	1400-1,600 ¹ /2,000 ²	50 acres
Continuation High Schools	9-12	varies	2-3 acres

¹ Travis Unified ² Fairfield-Suisun Unified

*Assumes year-round school

Existing schools will also conform to these standards as conditions and facilities allow. Both districts also indicate that schools, especially new elementary schools, will be utilized on year-round schedules when feasible and when benefits warrant. Approximately one half of the existing elementary schools in the Fairfield-Suisun School District are on a year-round calendar. Year-round scheduling is

advantageous because it maximizes the use of school assets and reduces the need for new facilities.

Projections indicate that by the year 2005, facilities will need to be provided for approximately 1,360 additional elementary students and 500 middle school students. The 1997 Facilities Plan for Travis Unified School District projects a need for three additional elementary schools, one additional middle school, and one additional high school to accommodate development in Fairfield and Vacaville. The City and the Fairfield-Suisun Unified School District have identified planned and potential school sites to meet their school facility needs as shown in Exhibit PF-5. For the Travis Unified School District, potential sites have been identified in the Peabody-Walters master Plan area. Within the Peabody-Walters area, site locations for two elementary schools have been specifically identified as a part of the Goldridge Planned Development project. These projections and the identified planned and potential school sites are based upon the standards and grade alignments listed above and are subject to change as these standards may change.

Planned sites are those sites approved by the FSUSD Governing Board and which FSUSD intends to purchase and build schools on. Potential school sites are those in which FSUSD is interested but has not yet made arrangements or plans for acquisition. Sites designated as potential school sites are not prevented from development to non-school uses. However, the potential school site designation does give the School District an opportunity to acquire the site for schools. Sites that are not secured as a result of this process shall be replaced as appropriate, and sites that are no longer deemed necessary for school facilities shall be converted to the land use designated in the Land Use Diagram. The boundaries and the location of the sites are not necessarily meant to be exact but can serve as a general guide to potential sites.

New school facilities are funded through a variety of means. In certain areas, new development is subject to a Mello-Roos tax. New development in other areas will pay a school mitigation impact fee determined by the findings of a Facilities Funding Needs Analysis pursuant to Senate Bill 50. The City is committed to assisting the Fairfield-Suisun Unified School District and the Travis Unified School District in preparing annual updates to the Facilities Funding Needs Analysis so that fees can be revised, if necessary.